



PARROT COURT BY-LAWS & SITE PLANS



**PARROT
COURT**

COMMUNITY TITLES SCHEME CTS23426
REPLICATED JULY 2026
WWW.PARROTCOURT.COM.AU



Title Reference 50049204

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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Sections 57(I)(e) and (f) of the Body Corporate and Community Management Act 1997 are not applicable.

SCHEDULE C	BY-LAWS
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1. DEFINITIONS

1.1. Dictionary

Act	means the Body Corporate and Community Management Act 1997.
Body Corporate	has the same meaning as in the Act.
Body Corporate Committee	has the same meaning as in the Act.
Commissioner	has the same meaning as in the Act.
Common Property	has the same meaning as in the Act.
Invitee	any person on the Scheme Land with the permission of an Occupier.
Lot	has the same meaning as in the Act.
Occupier	an Owner of a Lot, a tenant of a Lot, a licensee of a Lot, or any person resident in a Lot.
Owner	has the same meaning as in the Act.
Scheme Land	has the same meaning as in the Act.
Window Coverings	curtain, blind, venetian or roller shade.

1.2. Rules for interpretation

In these by-laws unless the context indicates a contrary intention:

- a) words denoting any gender include all genders
- b) the singular number includes the plural and vice versa
- c) a person includes their executors, administrators, successors, substitutes (for example, persons talking by novation) and assignors
- d) words importing persons will include all bodies, associations, trusts, partnerships, instrumentalities and entities corporate or unincorporated, and vice versa
- e) any obligation on the part of or for the benefit of two or more persons will be deemed to bind or benefit as the case may be, any two or more of them jointly and each of them severally
- f) references to any legislation includes any legislation which amends or replaces that legislation
- g) headings are included for convenience only and will not affect the interpretation of these by-laws.
- h) a reference to any thing includes the whole or each part of it, and
- i) in interpreting these by-laws, no rules of construction will apply to the disadvantage of a party because that party was responsible for the drafting of these by-laws or any part of them.

2. NOISE

- (a) An Occupier must not create any noise likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.
- (b) Occupiers leaving or returning to Lots late at night or early in the morning must do so with minimum noise.
- (c) The Occupier must request Invitees leaving after 11pm to leave quietly.

3. VEHICLES

- (a) An Occupier must not park any vehicle upon Common Property except -
 - (i) with the consent in writing of the Body Corporate Committee, **or**
 - (ii) where authorised by an exclusive use by-law.

Title Reference 50049204

- (b) An Occupier, and to the greatest practical extent, an Occupier must ensure his Invitees do not exceed the speed limit of 5 kph on the Common Property roadways.

4. PRIVATE ROADS AND OTHER COMMON PROPERTY

The private roadways, pathways, drives and other Common Property and any easement giving access to the Scheme Land shall not be obstructed by any Occupier or their Invitees for any purpose other than the reasonable ingress and egress to and from their respective *Lots* or the parking areas provided. An Occupier of a Lot shall not:

- (a) Drive or permit to be driven any motor vehicle in excess of two (2) tonnes weight onto or over the Common Property other than such vehicles entitled by any statute and/or local government ordinances.
- (b) Permit any Invitee's vehicle to be parked on the roadway forming part of the Common Property at any time. Any Invitees shall park their vehicles in the visitors' parking bays on the Common Property and shall use such area only for *its* intended purpose of casual parking.
- (c) Permit any boat, trailer, caravan, campervan or mobile home onto, over or through the Common Property or on the Scheme Land unless the same is housed in a garage and is not visible from any part of the Common Property.
- (d) Permit any occupation of a caravan on a lot.
- (e) Permit major mechanical work of any nature to be carried out on any vehicle in the driveway of a Lot or on the Common Property.
- (f) Permit the riding of skateboards, roller blades, skates, carts or any other similar equipment in driveways or on or over the Common Property.

5. OBSTRUCTION/NUISANCE

- (a) An Occupier must not obstruct lawful use of Common Property by any other person.
- (b) An Occupier must not cause a nuisance or act in such a way as to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.

6. DEPOSITING RUBBISH, ETC ON COMMON PROPERTY

An Occupier must not deposit or throw upon the Common Property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or using the Common Property.

7. GARBAGE DISPOSAL

- (a) The Occupier must keep a receptacle for garbage in a clean and dry condition and adequately covered on the Lot, or on a part of the Common Property designated by the Body Corporate for that purpose, unless the Body Corporate provides for some other way of garbage disposal.
- (b) The Occupier must -
 - (i) comply with all local government local laws about disposal of garbage, and
 - (ii) ensure that in disposing garbage, the hygiene health and comfort of other Occupiers is not adversely affected.

8. DAMAGE TO LAWNS ETC ON COMMON PROPERTY

An Occupier must not -

- (a) damage any Common Property lawn, garden, tree, shrub, plant or flower, or
- (b) use as a garden any portion of the Common Property, except with the consent in writing of the Body Corporate Committee.

Title Reference 50049204

9. DAMAGE TO COMMON PROPERTY

- (a) An Occupier must not mark, paint, or drive nails or screws or the like into, or otherwise damage or deface a structure that forms part of the Common Property, except with the consent in writing of the Body Corporate Committee.
- (b) An Occupier must not erect any structure on the Common Property for his own benefit, unless consent has been obtained in accordance with the Act.

10. ALTERATIONS TO LOTS

- (a) The Body Corporate wishes to retain conformity as to style and colour of buildings on both the Common Property and Lots and to maintain a high standard in relation to the external appearance of those buildings.
- (b) An Occupier must not, except with the consent in writing of the Body Corporate Committee -
 - (i) alter the external appearance of a building on any Lot or
 - (ii) paint the external surfaces of a building on any Lot.
- (c) To ensure compliance with by-laws 10(a) and (b), the Body Corporate may supply, or engage another person to supply, painting services for the benefit of Owners.
- (d) Where the Body Corporate supplies to an Owner painting services in accordance with by-law 10(c), the Owner must reimburse the Body Corporate for the cost of the service provided by the Body Corporate. The amount owing by the Owner to the Body Corporate is recoverable by the Body Corporate in the same way as it is entitled to recover contributions levied on Owners.
- (e) An Occupier must not erect any fence on a Lot or on the boundary of a Lot and the Common Property, except with the consent in writing of the Body Corporate Committee.
- (f) An Occupier must not make any structural alterations, renovations or additions to the external part of a Lot (including, but not limited to the erection of an aerial, pergola, screen, awning or other outbuilding, the installation of an air conditioning unit, alterations to utility infrastructure or enclosing a balcony), except with the consent in writing of the Body Corporate Committee.

11. WINDOW COVERINGS

An Owner must ensure that Window Coverings are of colours sympathetic to the overall appearance of the Scheme Land and that when viewed from outside the Lot present an aesthetic appearance.

12. APPEARANCE OF LOTS

- (a) An Occupier must not display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his Lot in such a way as to be visible from another Lot, the Common Property or outside the Scheme Land, except with the consent in writing of the Body Corporate Committee.
- (b) An Occupier must not hang any washing, towel, bedding, clothing or other article (except on clothes lines provided for the purpose of hanging laundry) on any part of his Lot in such a way as to be visible from another Lot, the Common Property or outside the Scheme Land, except with the consent in writing of the Body Corporate Committee.

13. MAINTENANCE OF LOTS

- (a) Each Owner must ensure his Lot is kept and maintained so as not to allow infestation by vermin or insects or be offensive in appearance to other Occupiers.
- (b) **Each Owner is responsible for the interior maintenance and decoration of his Lot.**

Title Reference 50049204

- (c) An Owner must ensure all glass doors and windows are kept clean and promptly replaced with glass of the same kind and weight, if cracked or broken.

14. STORAGE OF FLAMMABLE LIQUIDS ETC.

An Occupier must not bring to, do or keep on a Lot anything which increases the rate of fire insurance on the Scheme Land, or which may conflict with any insurance policy upon the Scheme Land.

15. KEEPING ANIMALS

- (a) Subject to Section 143 of the Act, an Occupier must not, except with the consent in writing of the Body Corporate Committee -
 - (i) bring or keep an animal or bird on the Lot or the Common Property, or
 - (ii) permit an Invitee to bring or keep an animal or bird on the Lot or the Common Property.
- (b) Any consent of the Body Corporate Committee may be -
 - (i) given on conditions, and
 - (ii) withdrawn at any time.

16. BEHAVIOUR OF INVITEES

- (a) Occupiers must take all reasonable steps to ensure that their Invitees abide by the by-laws and do not behave in a manner likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.
- (b) Owners will be liable to compensate the Body Corporate for all damage to the Common Property caused by their Occupiers and Invitees.

17. USE OF RECREATIONAL FACILITIES

An Occupier must not use the recreational facilities on the Common Property between 10pm and 6am, except with the consent in writing of the Body Corporate Committee.

18. USE OF LOTS

Each Lot must be used for residential purposes only and not for any illegal, unlawful or immoral purpose.

19. RECOVERY BY BODY CORPORATE

Where the Body Corporate spends money to repair damage caused by a breach of the Act or of these by-laws by any Occupier or Invitee then the Body Corporate is entitled to recover the amount spent as a debt in any court action from the Owner of the Lot from which that Occupier or Invitee came.

20. RECOVERY OF COSTS

An Owner must pay on demand the whole of the Body Corporate's costs and expenses (including solicitor and own client costs), such amount to be deemed a liquidated debt, incurred in:

- (a) recovering levies or any other money that the Body Corporate is entitled to receive from the Owner; and
- (b) all proceedings, including legal proceedings, taken against the Owner concluded in favour of the Body Corporate including, but not limited to, applications for an order by the Commissioner.

21. HOUSE RULES

The Body Corporate Committee may make house rules concerning the Common Property and in particular the recreational facilities, however the house rules must not be inconsistent with these by-laws. The house rules are to be observed in the same manner as these by-laws. The house rules are to be displayed on the Body Corporate's notice board or other areas of the Common Property.

Title Reference 50049204

22. AUCTION SALE

An Occupier must not conduct an auction sale or a garage sale on a Lot or the Common Property, except with the consent in writing of the Body Corporate Committee.

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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Nil

SCHEDULE E	DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY
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Not applicable.

PGT 3092. 6113

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No. 1 of 10 Sheets
Annexure 1 to Sheet 1
made:

22 MAY 1995

NAME OF PARCEL. "PARROT COURT"

GROUP TITLES PLAN NO. 101703

SIGNATURE OF REGISTERED PROPRIETOR



DIRECTOR

SECRETARY

NAME OF REGISTERED PROPRIETOR

VILLA WORLD LIMITED
A.C.N 010 621 226

ADDRESS:

PO Box 7720
GOLD COAST MAIL CENTRE
BUNDALL QLD 4217

REFERENCE TO TITLE. VOLUME CT 18767091
FOLIO

DESCRIPTION OF PARCEL. ~~L10~~ L8 RP816843

COUNTY: WARD

PARISH: NERANG

CITY:

NAME OF BODY CORPORATE

THE PROPRIETORS
"PARROT COURT"
GROUP TITLES PLAN NO.

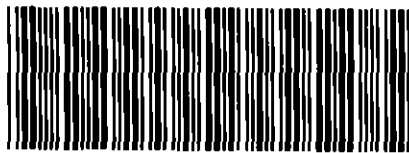
ADDRESS at which documents may be served:

~~c/o R.J. Goldstein~~
~~53 Thomas Drive~~
~~CHEVRON ISLAND 4217~~

*Body CORPORATE SERVICES
PTY. LIMITED
PO Box 444
BROADBEACH QLD 4218.*

GROUP TITLES PLAN No..

101703



GTP101703

CMS23426

REGISTERED

REGISTERED

31 JAN 1995

EXAM. INITS. REGISTRATION OF TITLES

Delegate of the

CHIEF EXECUTIVE OFFICER

Shire

Clerk

Town

Surveyor's Reference:

Local Authority Reference: 6113

Council of the City of Gold Coast
Under section 706 of the
Local Government Act 1993

GSP

CIS

ANNEXURE]

TO SHEET No. 1

OF GROUP TITLES PLAN No. 101703

ON

22 MAY 1995



REGISTRAR OF TITLES.

Nº. 700534-012

NOTIFICATION OF CHANGE OF ADDRESS RECORDED

22 MAY 1995



Nº. 700534-031

NOTIFICATION OF CHANGE OF BY LAWS RECORDED

22 MAY 1995

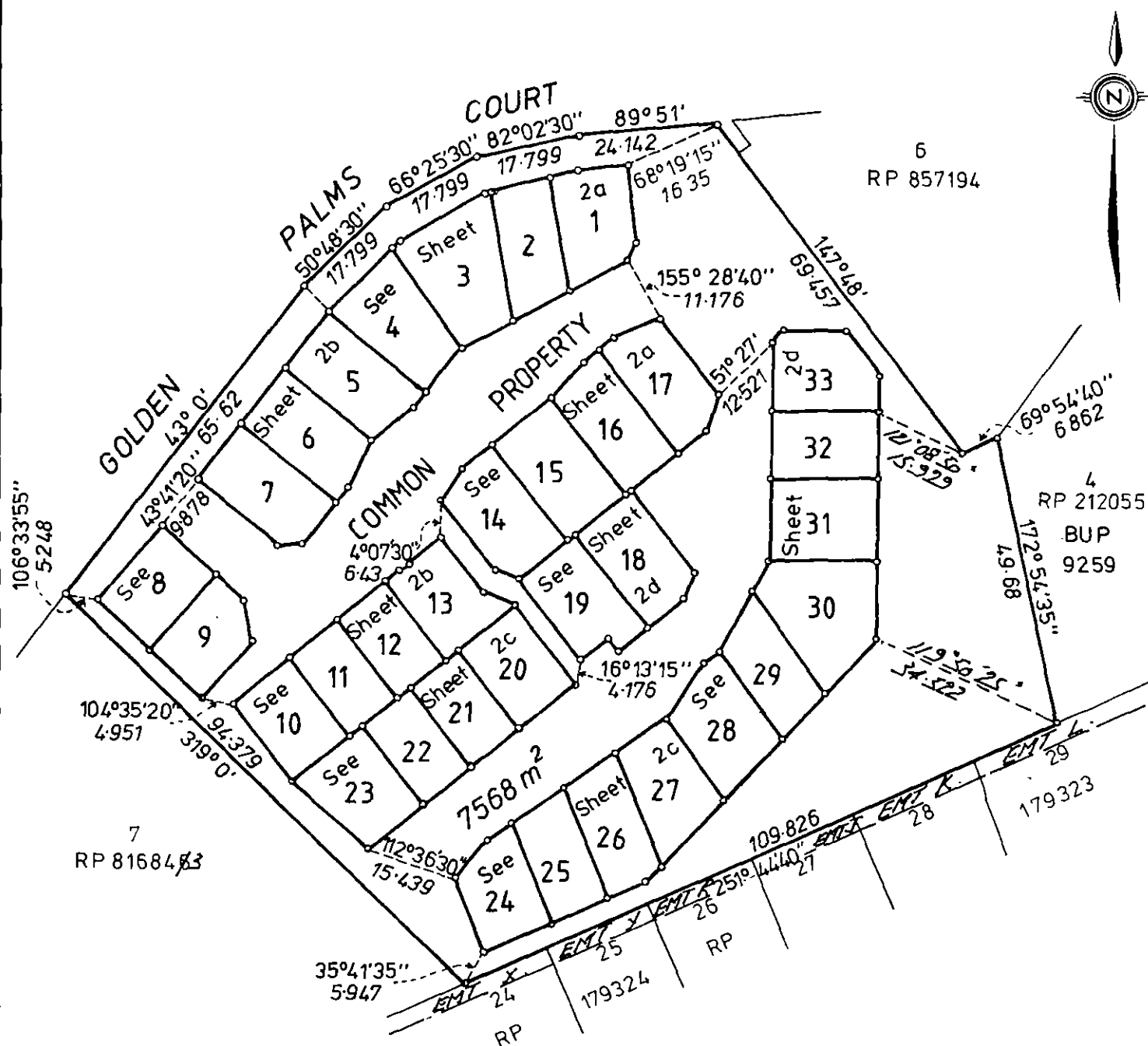


Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel: "PARROT COURT"

Regulation 8(1)
Sheet No 2 of 10 Sheets

GROUP TITLES PLAN NO. 101703

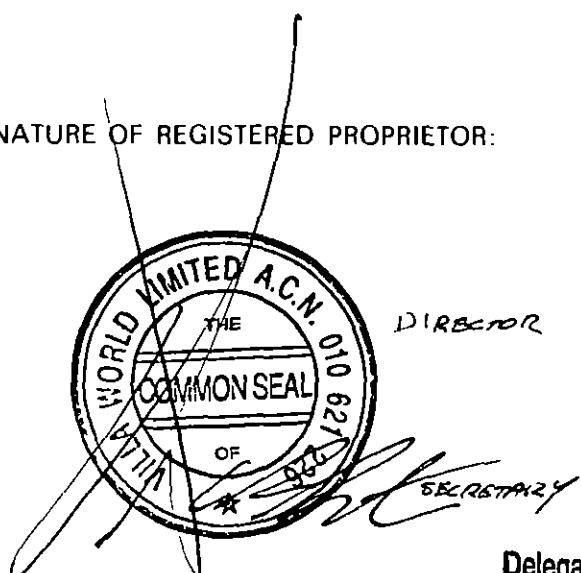


Amendments by *B.C. CURREY*

B. Currey Licensed Surveyor
Date 19-7-95.

SCALE: 1:1000

SIGNATURE OF REGISTERED PROPRIETOR:



Delegate of the

M. [Signature]
CHIEF EXECUTIVE OFFICER

Shire
Glen
Town

Under section 706 of the
Local Government Act 1993

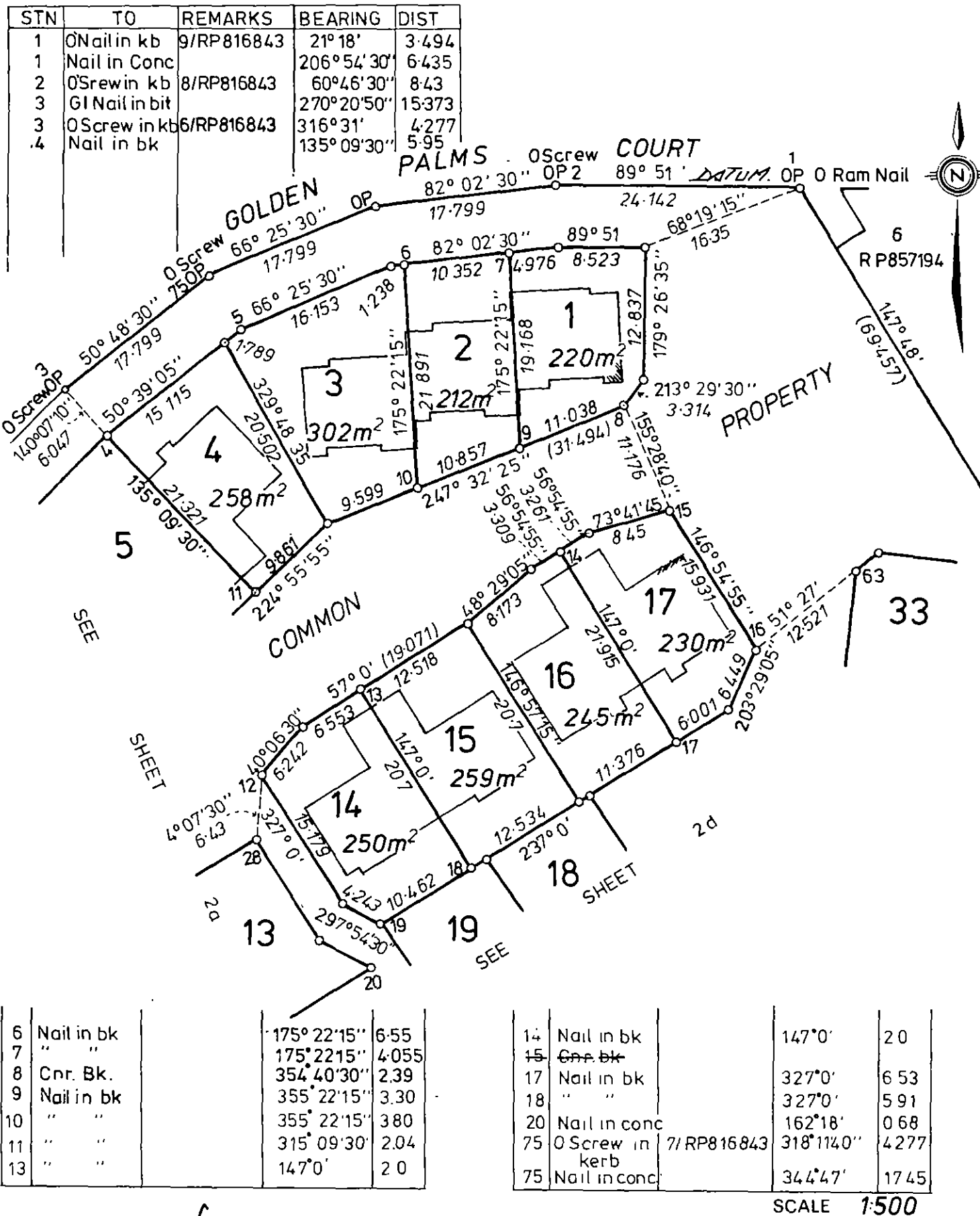
Council of the City of Gold Coast

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

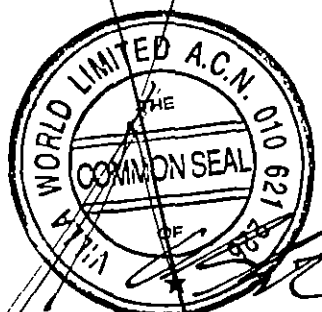
Name of Parcel: "PARROT COURT"

Regulation 8(1)
Sheet No 2 of 10 Sheets

GROUP TITLES PLAN NO. 101703



SIGNATURE OF REGISTERED PROPRIETOR:



DIRECTOR

SECRETARY

Delegate of the

CHIEF EXECUTIVE OFFICER

Under section 706 of the
Local Government Act 1993

Council of the City of Gold Coast

Amendments by B.C. CURRY

Licensed Surveyor

Date 19.1.95

Shire

Clerk

Town

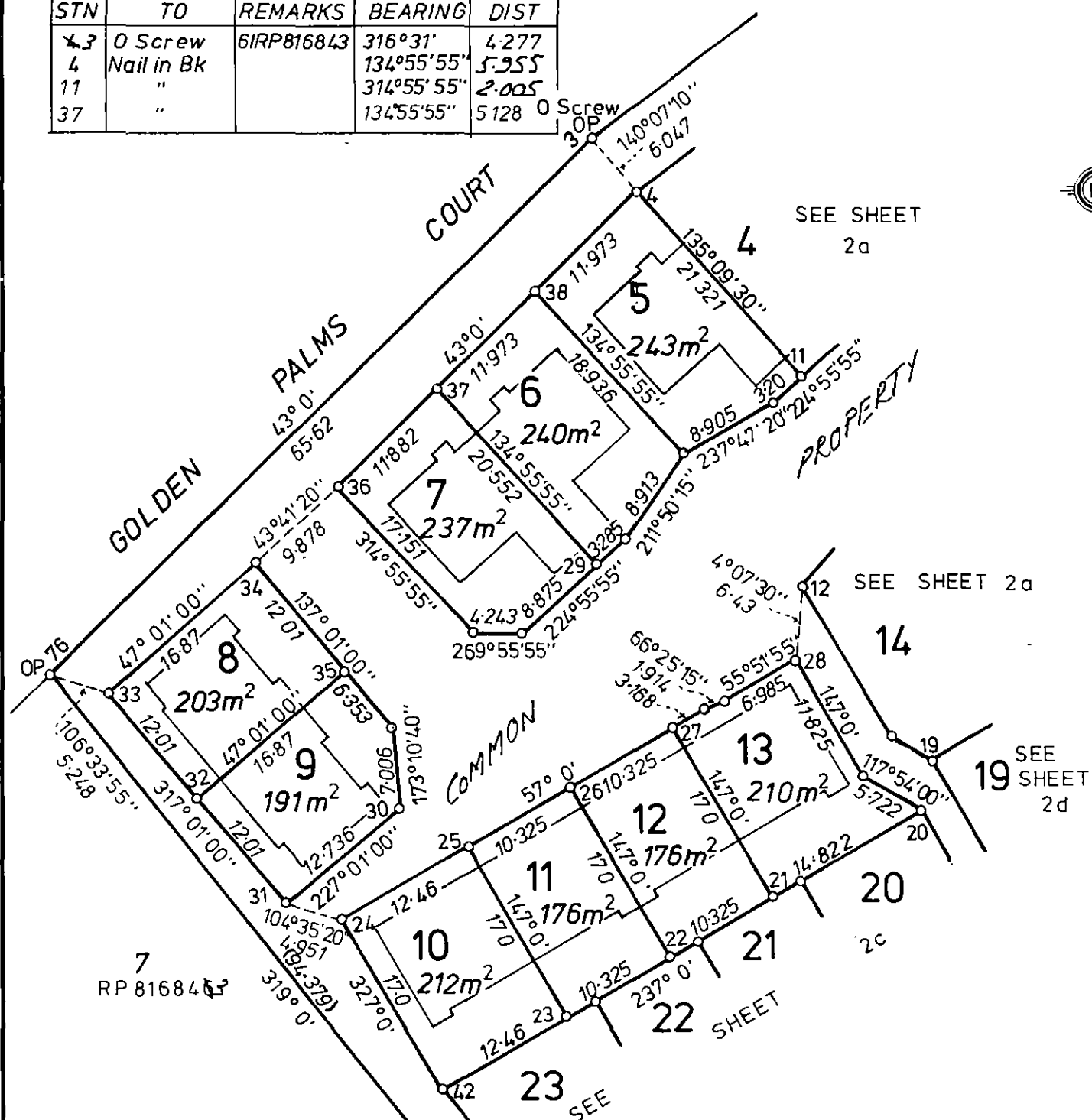
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel. "PARROT COURT"

Regulation 8(1)
Sheet No. 2 of 10 Sheets

GROUP TITLES PLAN NO. 101703

STN	TO	REMARKS	BEARING	DIST
43	O Screw	6IRP816843	316°31'	4.277
4	Nail in Bk		134°55'55"	5.955
11	"		314°55'55"	2.005
37	"		134°55'55"	5.128

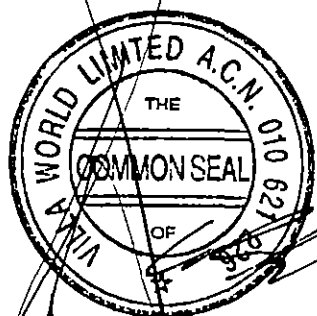


3	O Screw	6IRP816843	316°31'	4.277
20	Nail in Conc		162°18'	0.68
76	GIN in Bit		305°31'55"	9.706

STN	TO	REMARKS	BEARING	DIST
21	Nail in Bk		327°0'	5.6
22	"		"	4.99
23	"		"	5.59
25	"		147°0'	2.012
26	"		"	2.001
27	"		"	1.995
29	"		314°55'55"	2.005
32	"		47°01'	2.25
35	"		227°01'	5.031

SCALE 1:500

SIGNATURE OF REGISTERED PROPRIETOR.



DIRECTOR

SECRETARY

Delegate of the

Amendments by B.C. CURREY.

B. C. Currey
Date 19.7.95.

Licensed Surveyor

M. H. H. H.
CHIEF EXECUTIVE OFFICER

Shire

Clerk

Town

Under section 706 of the
Local Government Act 1993

Council of the City of Gold Coast

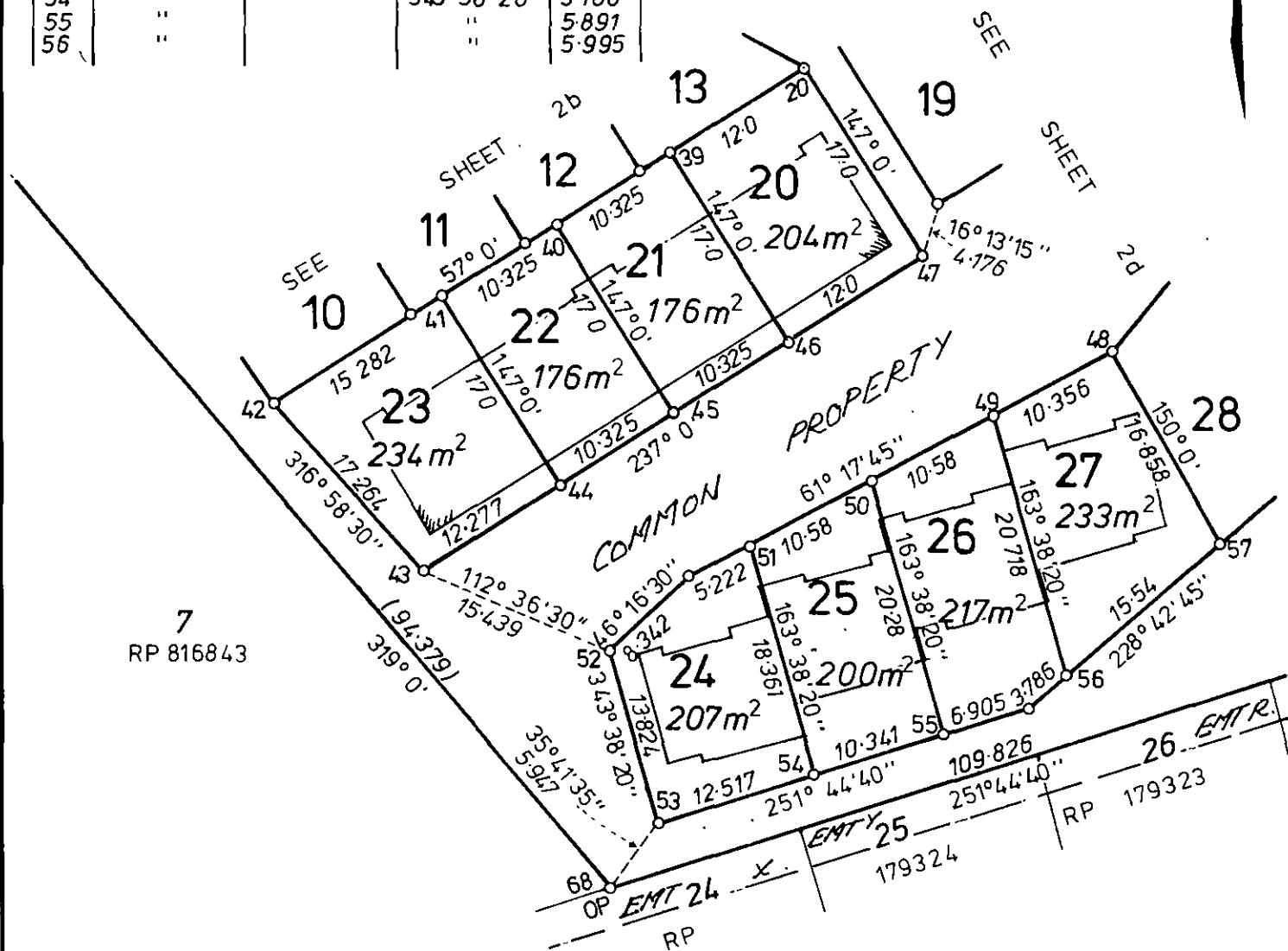
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel "PARROT COURT"

Regulation 8(1)
Sheet No. 2 of 10 Sheets

GROUP TITLES PLAN NO. 101703

STN.	TO	REMARKS	BEARING	DIST
39	Nail in Bk.		147° 0'	5.589
40	"		"	5.004
41	"		"	5.603
43	Cor. Bk.		8° 46' 10"	2.714
44	Nail in Bk.		327° 0'	2.029
45	"		"	2.025
46	"		"	2.028
47	Cor. Bk.		291° 19' 40"	2.507
49	Nail in Bk.		163° 38' 20"	2.920
50	"		"	3.190
51	"		"	3.422
54	"		343° 38' 20"	3.100
55	"		"	5.891
56	"		"	5.995



20	Nail in Conc	162° 18'	0.68
57	Nail in Kb	47° 28' 30"	5.325

SCALE. 1:500

SIGNATURE OF REGISTERED PROPRIETOR.



DIRECTOR

SECRETARY

Delegate of the

CHIEF EXECUTIVE OFFICER

Amendments by B. C. CURREY

B. C. Currey

Licensed Surveyor

Date 19. 7. 95.

Shire

Clerk

Town

Under section 706 of the
Local Government Act 1993 Council of the City of Gold Coast

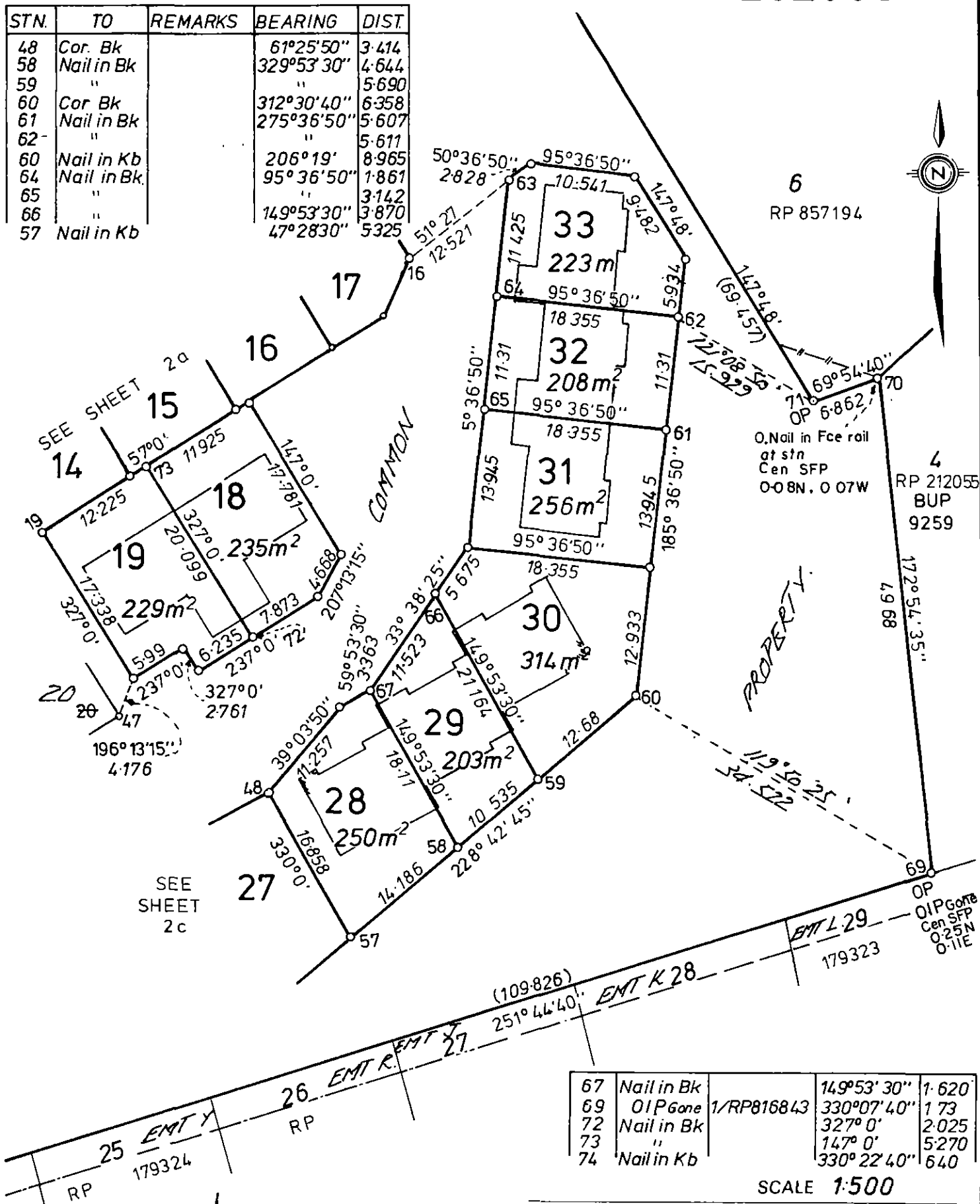
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel: "PARROT COURT"

Regulation 8(1)
Sheet No. 2 of 10 Sheets

GROUP TITLES PLAN NO. 101703

STN.	TO	REMARKS	BEARING	DIST.
48	Cor. Bk		61°25'50"	3.414
58	Nail in Bk		329°53'30"	4.644
59	"		"	5.690
60	Cor. Bk		312°30'40"	6.358
61	Nail in Bk		275°36'50"	5.607
62	"		"	5.611
60	Nail in Kb		206°19'	8.965
64	Nail in Bk		95°36'50"	1.861
65	"		"	3.142
66	"		149°53'30"	3.870
57	Nail in Kb		47°28'30"	5.325



SIGNATURE OF REGISTERED PROPRIETOR.



DIRECTOR

SECRETARY

Delegate of the

CHIEF EXECUTIVE OFFICER

Shire

Glen

Town

Under section 706 of the
Local Government Act 1993 Council of the City of Gold Coast

Amendments by B.C. CURREY

Licensed Surveyor

Date 19-1-25.

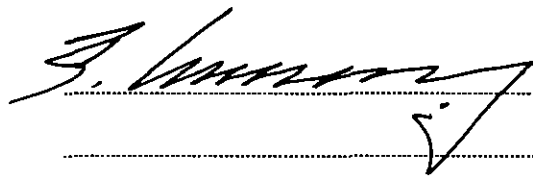
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel: "PARROT COURT"

Sheet No 3 of 10 Sheets

GROUP TITLES PLAN NO. 101703

I, Brett Clifford Currey
hereby certify that ~~I/the Company~~ have surveyed the land comprised in this plan
(~~either personally or by~~ Geoffrey James Mulhall - Licensed Surveyor
for whose work ~~I/the Company~~ accept responsibility), that the plan is accurate, that the
said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors
Regulation 1992 and that the said survey was completed on 25-11-94.



Licensed Surveyor/
~~Director~~

~~Director~~

Date 25-11-94.

* Delete whichever is inapplicable.

Delegate of the


CHIEF EXECUTIVE OFFICER

Shire
~~Clerk~~
Town

Council of the City of Gold Coast
Under section 706 of the
Local Government Act 1993

Building Units and Group Titles Act 1980
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 3)

Name of Parcel "PARROT COURT"

Regulation 8(1)
 Sheet No. 4 of 10 Sheets

GROUP TITLES PLAN NO. 101703

CERTIFICATE OF LOCAL AUTHORITY

*Council of the City of Gold Coast hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan, has been approved by the *Council of the City of Gold Coast and that all the requirements of The Local Government Act 1936/Local Government (Planning & Environment) Act 1990 as modified by the Building Units and Group Titles Act 1980 have been complied with in regard to the subdivision.

DATED this 20th

day of

DECEMBER

, 19 94

MAYOR

Delegate of the

CHIEF EXECUTIVE OFFICER

Under section 706 of the
 Local Government Act 1993

Council of the City of Gold Coast

*Insert name of local authority

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 7)

Name of Parcel: "PARROT COURT"

Regulation 8(1)
Sheet No. 5 of 10 Sheets

GROUP TITLES PLAN NO. 101703

I, BRETT JACKSON MAKEPEACE, of BENOWA

a valuer registered under the provisions of the Valuers Registration Act 1965 do hereby certify that set forth in the following schedule is my opinion as to the unimproved value, and the lot entitlement, of each lot contained in the group titles plan to which this certificate is annexed.

SCHEDULE

LOT	UNIMPROVED VALUE	LOT ENTITLEMENT
1	\$ 10,000	5
2	\$ 8,000	4
3	\$ 12,000	6
4	\$ 10,000	5
5	\$ 10,000	5
6	\$ 10,000	5
7	\$ 10,000	5
8	\$ 8,000	4
9	\$ 8,000	4
10	\$ 8,000	4
11	\$ 8,000	4
12	\$ 8,000	4
13	\$ 12,000	6
14	\$ 10,000	5
15	\$ 10,000	5
16	\$ 10,000	5
17	\$ 10,000	5
18	\$ 10,000	5
19	\$ 10,000	5
20	\$ 8,000	4
AGGREGATE		

DATED this 4th day of NOVEMBER, 19 94.

B.J. Makepeace
REGISTERED VALUER.

Delegate of the

M. Makepeace
CHIEF EXECUTIVE OFFICER
Shire Clerk
Town

Council of the City of Gold Coast

Under section 706 of the
Local Government Act 1993

Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 7)

Name of Parcel: "PARROT COURT"

Regulation 8(1)
 Sheet No. 5A of 10 Sheets

GROUP TITLES PLAN NO. 101703

I, **BRETT JACKSON MAKEPEACE**, of **BENOWA**

a valuer registered under the provisions of the Valuers Registration Act 1965 — 1985 do hereby certify that set forth in the following schedule is my opinion as to the unimproved value, and the lot entitlement, of each lot contained in the group titles plan to which this certificate is annexed.

SCHEDULE

LOT	UNIMPROVED VALUE	LOT ENTITLEMENT
21	\$ 8,000	4
22	\$ 8,000	4
23	\$ 10,000	5
24	\$ 8,000	4
25	\$ 8,000	4
26	\$ 10,000	5
27	\$ 10,000	5
28	\$ 10,000	5
29	\$ 8,000	4
30	\$ 12,000	6
31	\$ 10,000	5
32	\$ 8,000	4
33	\$ 10,000	5
AGGREGATE	\$310,000	155

DATED this 4th day of NOVEMBER, 19 94 .

B. J. Makepeace
 REGISTERED VALUER.

Delegate of the

Under section 706 of the
 Local Government Act 1993

M. [Signature]
 CHIEF EXECUTIVE OFFICER
 Shire Clerk
 Town

Council of the City of Gold Coast

Building Units and Group Titles Act 1980
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 8)

Name of Parcel: "PARROT COURT"

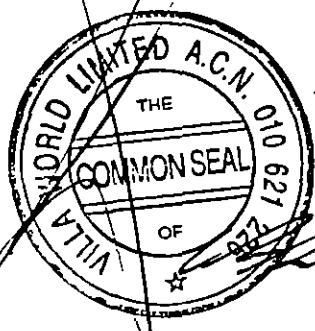
Regulation 8(1)
 Sheet No 6 of 10 Sheets

GROUP TITLES PLAN NO. 101703

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO CURRENT CERTIFICATE OF TITLE

Lot No	Entitlement	Current C's T.		Lot No	Entitlement	Current C's T.	
		Vol.	Fol.			Vol.	Fol.
1	5						
2	4						
3	6						
4	5						
5	5						
6	5						
7	5						
8	4						
9	4						
10	4						
11	4						
12	4						
13	6						
14	5						
15	5						
16	5						
17	5						
18	5						
19	5						
20	4						
21	4						
22	4						
23	5						
24	4						
25	4						
26	5						
27	5						
28	5						
29	4						
30	6						
31	5						
32	4						
33	5						
AGGREGATE	155			AGGREGATE			

SIGNATURE OF REGISTERED PROPRIETOR



DIRECTOR

Delegate of the

CHIEF EXECUTIVE OFFICER

Shire
 Clerk
 Town

Under section 706 of the Council of the City of Gold Coast
 Local Government Act 1993